



MAYOR AND COUNCIL WORKSESSION

NO. 4
2004

DEPT.: Community Planning and Development Services /

DATE: September 15,

CONTACT: Deane Mellander, Planner III

SUBJECT FOR DISCUSSION: Joint Mayor and Council and Planning Commission Worksession: Preliminary review of Preliminary Development Plan (PDP) amendment for Rockville Metro Center (Foulger-Pratt)

ORDER OF DISCUSSION:
Presentation by applicant on proposed amendments to approved PDP

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED: The applicant is proposing to amend its original Preliminary Development Plan (PDP97-00002). The amendment is for the purpose of revising the height of the proposed third building fronting on East Middle Lane. The amendment would allow an additional story of building height up to 15 feet. Allowing the additional building height will allow the applicant to set the building back 30 feet from the common property line with Block 5 of the Rockville Town Square project. This is an increase of 15 feet from the separation between buildings as currently approved. This would allow for greater light and air for the offices that would face the building on Block 5 of the Town Square project. The attached letter of June 29, 2004, from the applicant provides further details on this proposed amendment. No other changes to the conditions or requirements of the original project approval are proposed, other than very minor changes to comply with current regulations, such as provision of public art.

LIST OF ATTACHMENTS: 1. Applicant's letter of June 29, 2004



June 29, 2004

Arthur Chambers
Director
Department of Community Planning
City of Rockville
111 Maryland Avenue, 2nd Floor
Rockville, MD 20850-2364

Re: Rockville Metro Plaza- Proposed Amendment to Use Permit No. USE97-0577 (the
"Use Permit")

Dear Mr. Chambers:

Thank you for meeting with Clayton Foulger and me on the above-referenced matter. As a follow up to our meeting, the purpose of this letter is to provide you with an overview of the proposal of F P Rockville Limited Partnership ("Foulger Pratt"), on behalf of Rockville Metro Plaza III, to increase the height of the Phase III building ("Building III") of Rockville Metro Plaza in order to increase the setback for the building from the western property line. Foulger Pratt proposes to accomplish these modifications through an amendment to the approved Use Permit and use of the optional method of development in the TCM-2 zone. As discussed at our meeting, we believe this proposal will satisfactorily address the issue raised by the proximity of the recently approved Block 5 residential building of the Town Center ("Block 5 Building") to Building III, while meeting all of the optional method requirements of the Rockville Zoning Ordinance.

Foulger Pratt proposes to increase the height of Building III by one story, or 15 feet, as described below, in order to increase the building setback from the western property line from the Block 5 Building from 15 feet to 30 feet. Currently, Building III is set back 15 feet from the property line. As noted above, the recent approval of the Block 5 Building use permit results in only 15 feet between it and Building III. In view of the fact that the Block 5 Building will be 8 stories in height and approximately 79 feet, this limited distance between the buildings provides an undesirable condition adjacent to the windowed offices planned for the entire western elevation of Building III. The additional height proposed for Building III by the Use Permit Amendment under the optional method would allow an increase in the distance

Arthur Chambers
June 24, 2004
Page 2

between Building III and the Block 5 Building of approximately 15 feet, while retaining the same FAR. This results in a much improved orientation between the buildings.

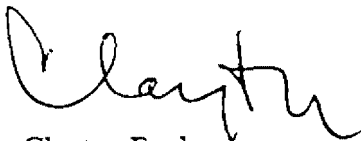
Use of the optional method for this proposal is necessary for the sole purpose of achieving the additional height, as standard method allows for only 100 feet in height above the 448' level, while optional method permit a maximum of 235 feet. Currently, Building III is approved for a height of 121' 10" (elevation 547' 10" and just 2" shy of the allowed height), and therefore to increase the height of the building from 121' 10" by 15 feet to a height of 136' 10", use of the optional method is required. No increase in FAR or other changes to the Use Permit are proposed. I will note that the added floor of Building III would be setback approximately fifteen (15) feet from the currently designed face of the building on all four sides to help break up the massing of the building as shown by the enclosed elevations comparing the approved elevations with the proposed elevations, attached hereto. We believe this setback will make it so that the additional floor will not be visible from the ground for approximately 1 to 2 blocks surrounding the building. Otherwise, the increased height would not significantly alter the appearance of Building III. I have also attached a Building Section Plan showing the distance between the Rockville Metro Plaza III and the building to be built on Lot 5 with the proposed setback. As noted, aside from the proposed increase in setback and height, no other aspects of the Use Permit would be amended.

Based on the foregoing, we believe this proposal, while requiring only minimal changes to the Use Permit, would greatly improve the compatibility of Town Center Project and Rockville Metro Plaza. Foulger Pratt desires to initiate the Use Permit amendment and optional method application as soon as possible. In that regard, we would appreciate any comments you may have on our proposal.

In the meantime, if you have any questions or require any additional information, please feel free to contact us. Thank you again for your time and efforts in considering this proposal.

Sincerely,

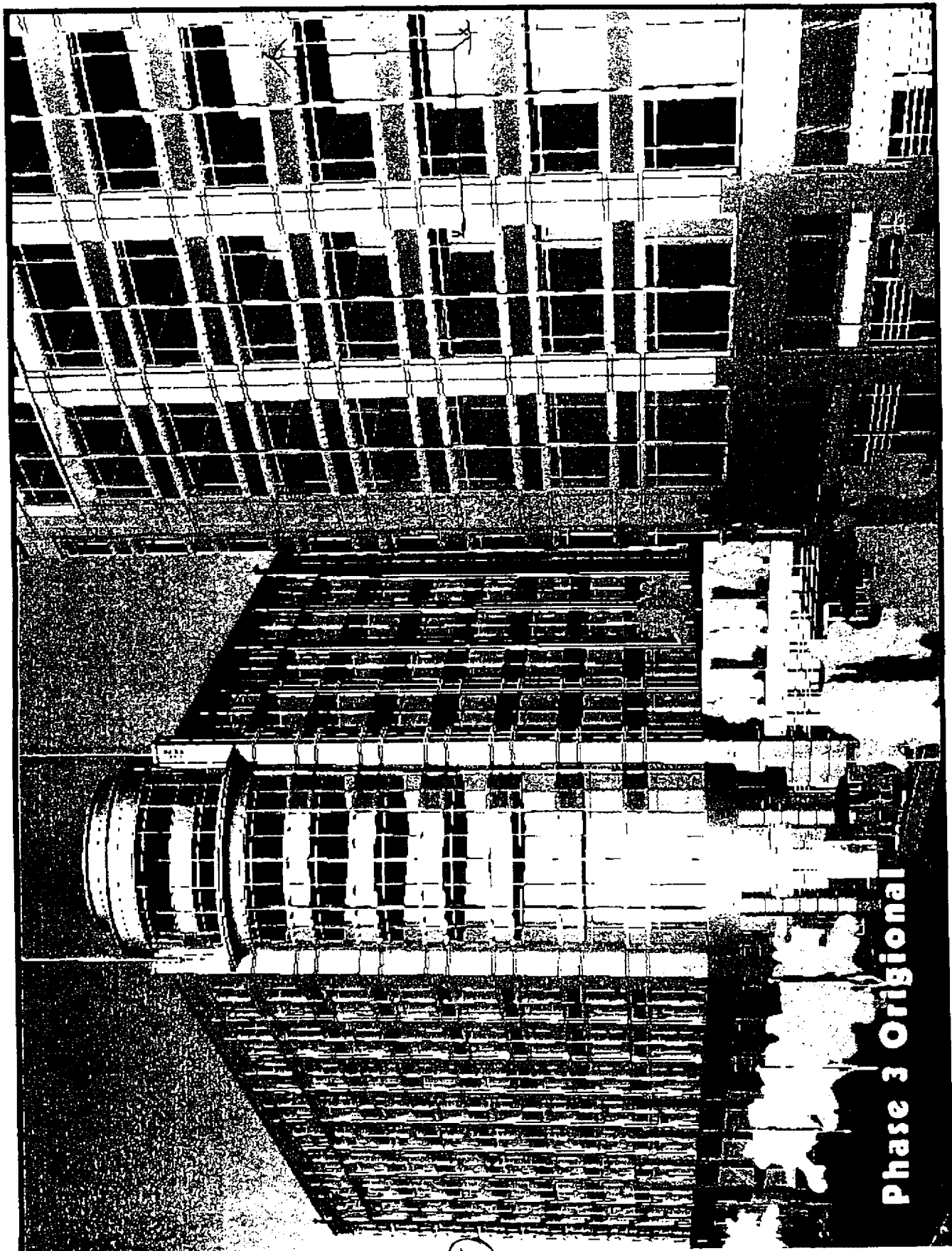
Rockville Metro Plaza III, LLC



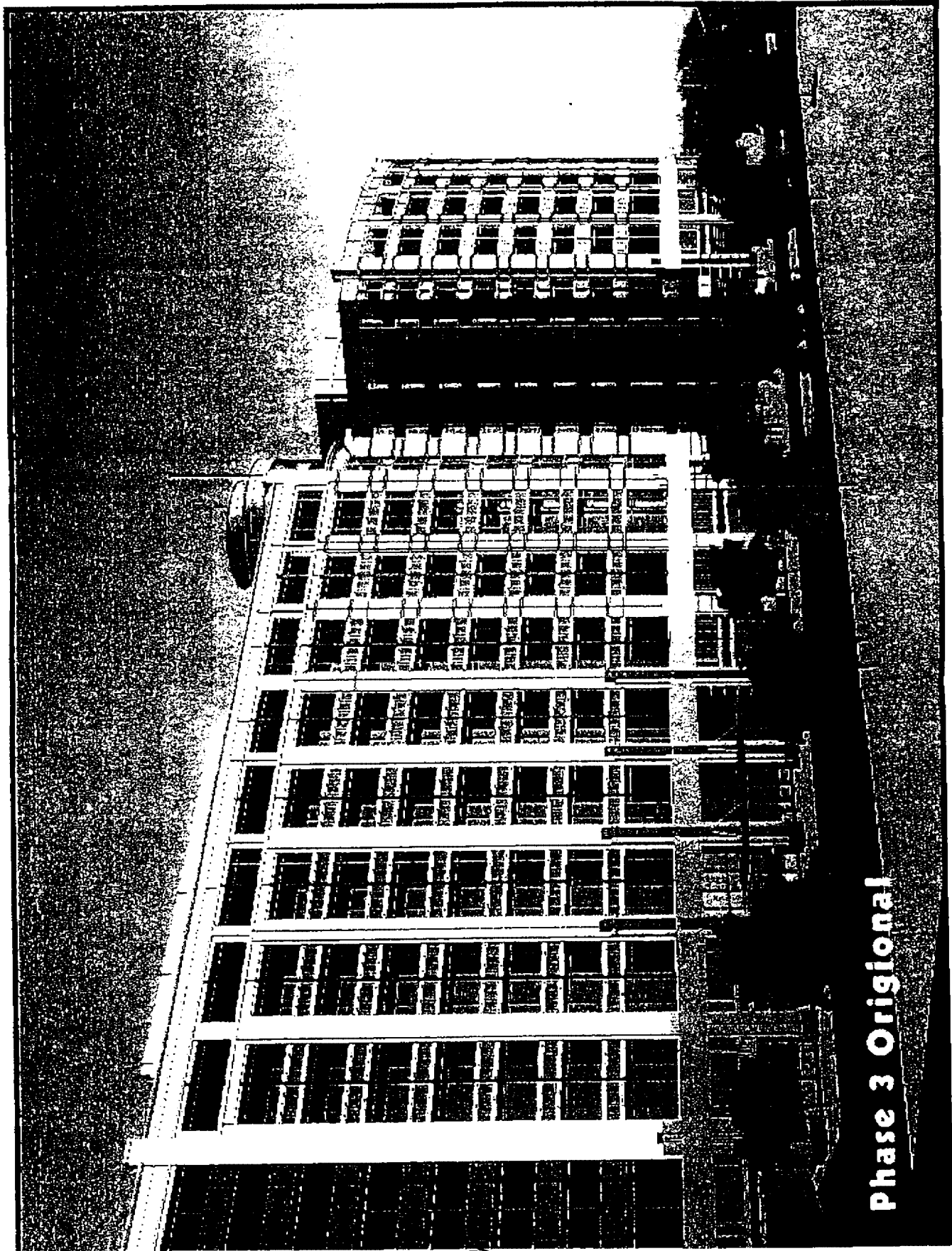
Clayton Foulger
Vice President

Arthur Chambers
June 24, 2004
Page 3

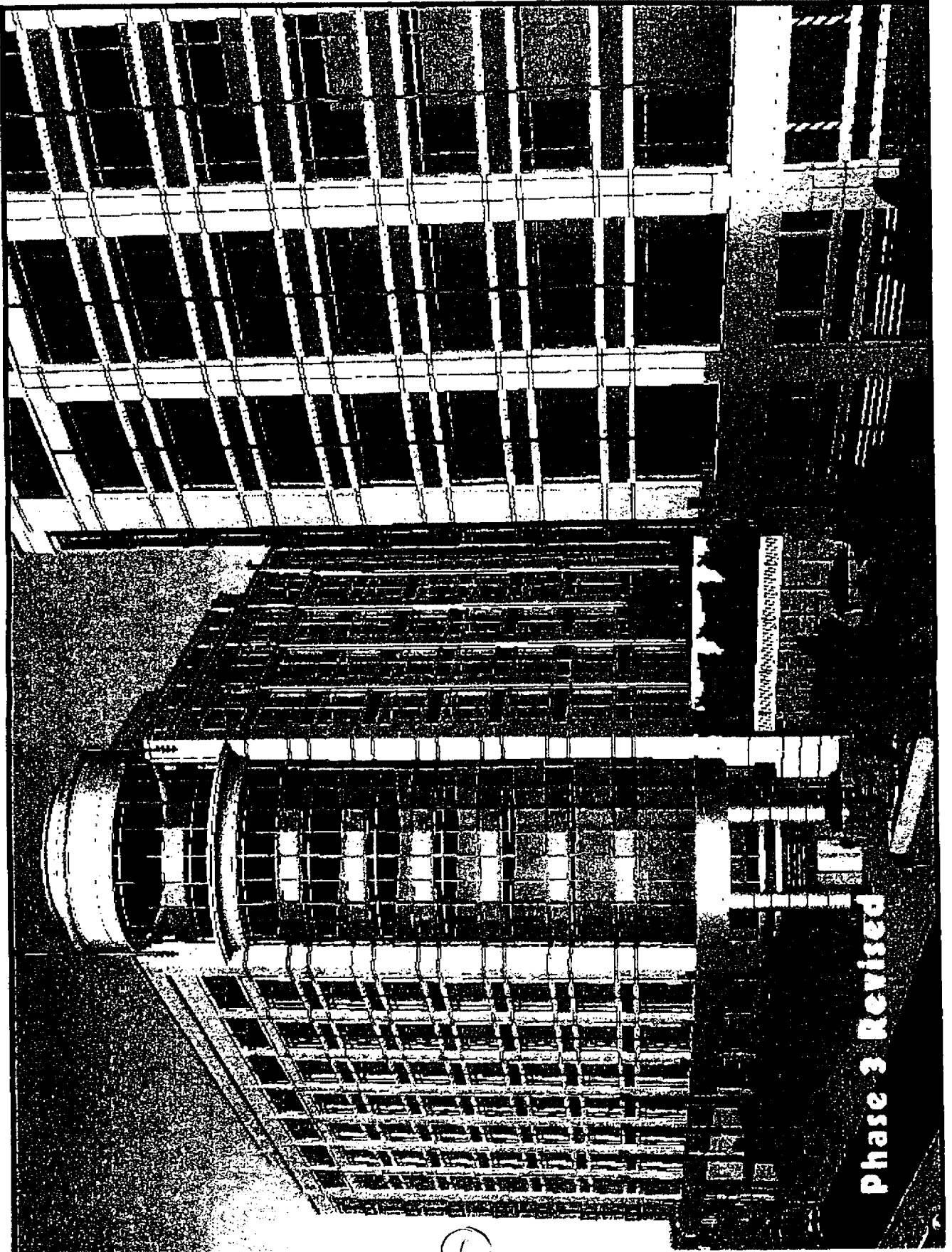
cc: Robert Spalding
Barbara A. Sears, Esq.
Erin E. Girard, Esq.



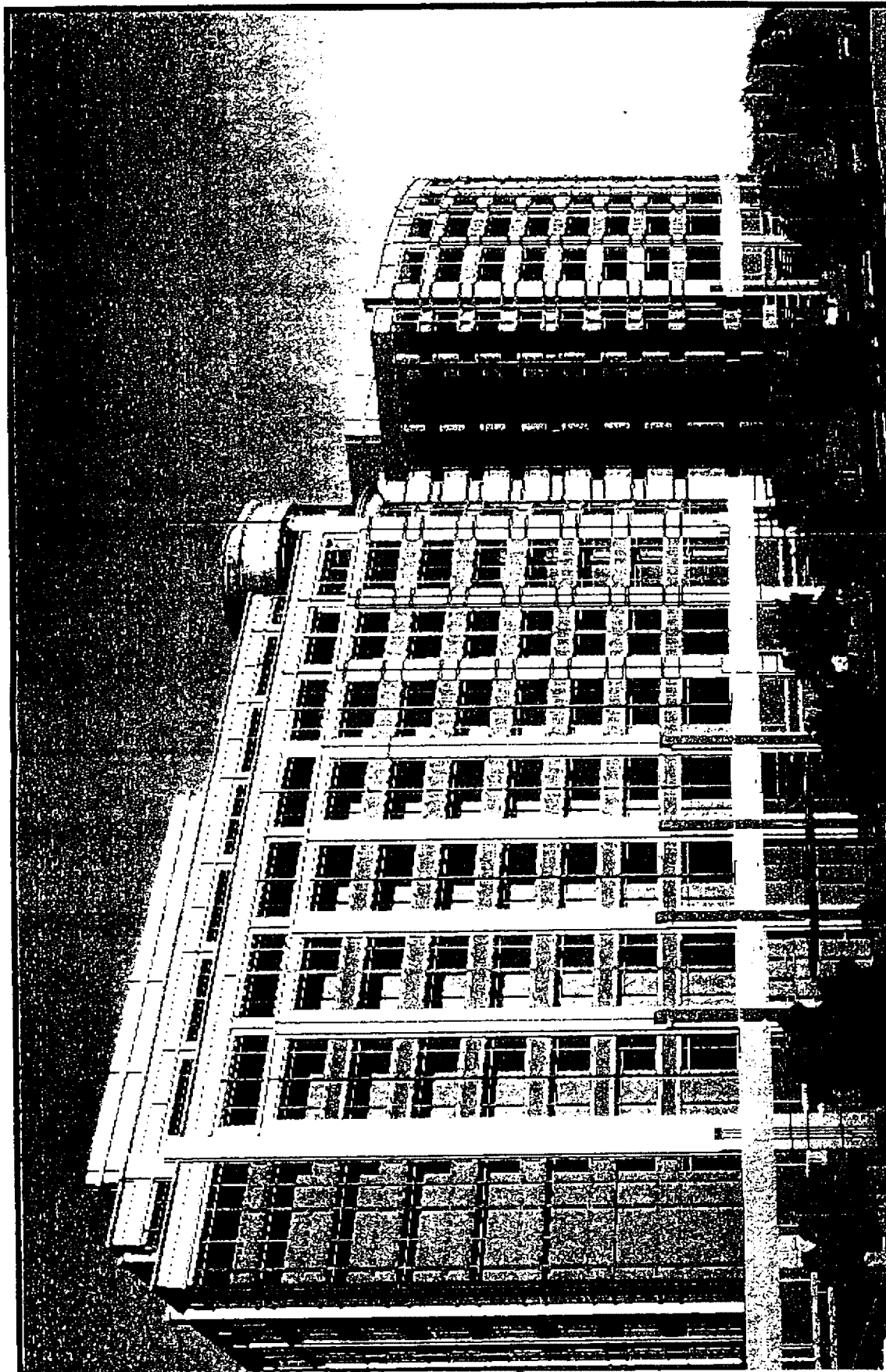
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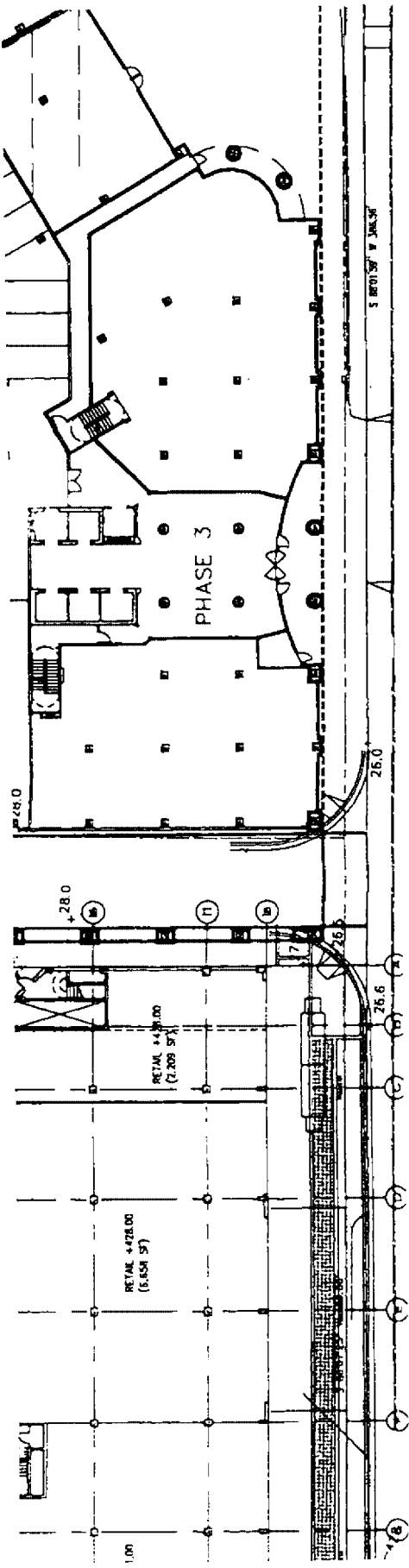
Phase 3 Original



Phase 3 Revised



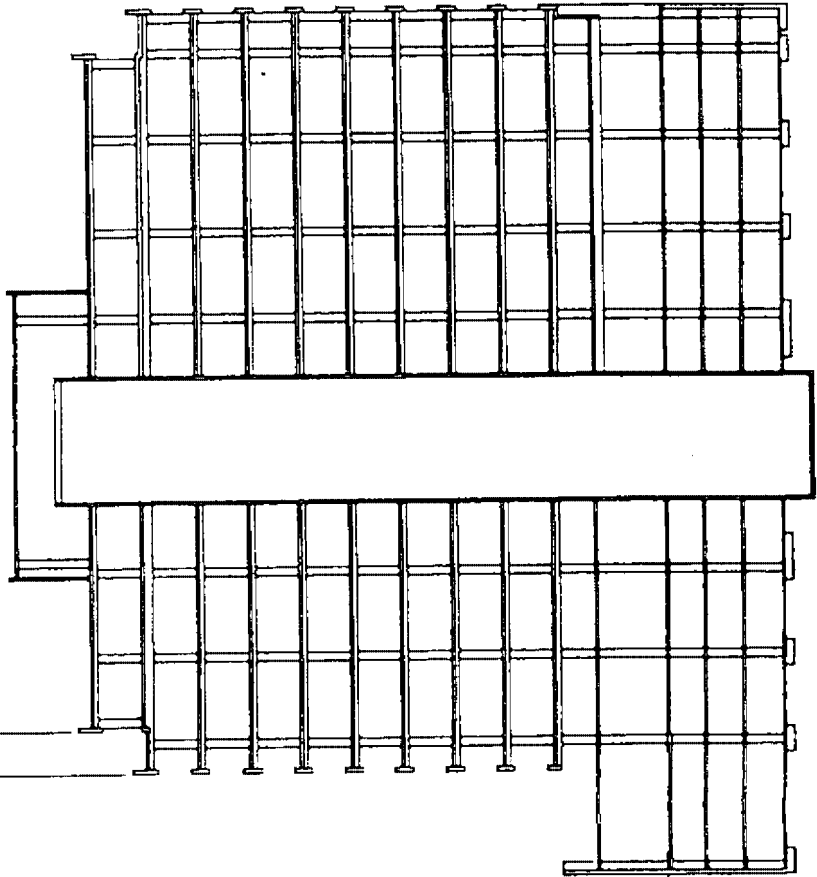
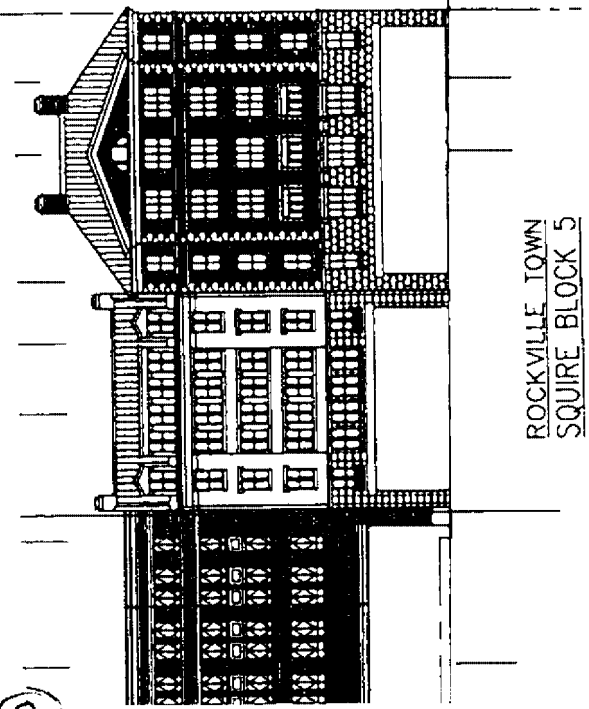
XC Phase 3 Revised



32'-8" 10'-0"

PROPERTY LINE

8



ROCKVILLE METRO PLAZA PHASE 3

ROCKVILLE TOWN
SQUIRE BLOCK 5